

20 High Street Uxbridge, Greater London UB8 1JN

lot 32

Freehold Retail and Office Investment

- Tenants include Reed Specialist Recruitment
- Active Management Opportunity
- Prominent town centre location

- Close proximity to The Pavillions and The Chimes Shopping Centres
- Neighbouring occupiers include Lloyds Bank, Caffè Nero, McDonald's, Boots the Chemist and RBS

Rent
£57,500
per annum
exclusive
with the
retail unit to
be let

On behalf of Julian
Clarke and Matthew
Nagle Acting as Joint
LPA Receivers

savills

Location

Miles: 18 miles west of Central London
9 miles west of Ealing
8 miles east of Slough

Roads: A4007, A40, M25 (Junction 16), M40 (Junction 1),
M4 (Junction 4)

Rail: Uxbridge Underground Station (Piccadilly and
Metropolitan Lines)

Air: London Heathrow Airport

Situation

The property is located in the popular west London suburb of Uxbridge, and is situated on the south side of the semi-pedestrianised High Street. The property is located in close proximity to The Pavillions Shopping Centre, Uxbridge Underground Station and is adjacent to The Chimes Shopping Centre. Neighbouring occupiers include Lloyds Bank, Caffè Nero, McDonald's, Boots the Chemist and RBS.

Description

The property is an attractive and period building forming part of a larger parade. The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement with self-contained office accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversions
Basement	Ancillary	37.00 sq m (399 sq ft)	VACANT POSSESSION (1)			
Ground	Retail/Office	169.20 sq m (1,822 sq ft)				
First	Office	182.50 sq m (1,964 sq ft)	REED IN PARTNERSHIP LIMITED (2)	5 years from 25/03/2013	£35,000	24/03/2018
Second	Office	132.40 sq m (1,425 sq ft)	REED SPECIALIST RECRUITMENT LTD (2)	5 years from 25/03/2013	£22,500	24/03/2018
Totals		521.10 sq m (5,610 sq ft)			£57,500	

(1) The seller has received an offer on the vacant retail unit from Guinot, a French cosmetics company, for 5 years at a stepped rent to £55,000 p.a.x.

(2) Reed operate from some 350 offices worldwide and employ 3,000 people globally (www.reed.co.uk).

For further details please contact:

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